

APPLICATION TO AMEND THE ZONING BY-LAW

**TO FACILITATE THE DEVELOPMENT OF TWO TOWERS (55 & 58 STOREYS) ON A 13 STOREY PODIUM
16, 19, 23, 27, 31, 35 Railroad Street, 48, 50, 52 Mill Street North, and 55, 59 Elizabeth Street North**

City of Brampton File : OZS-2024-0032

Application by:

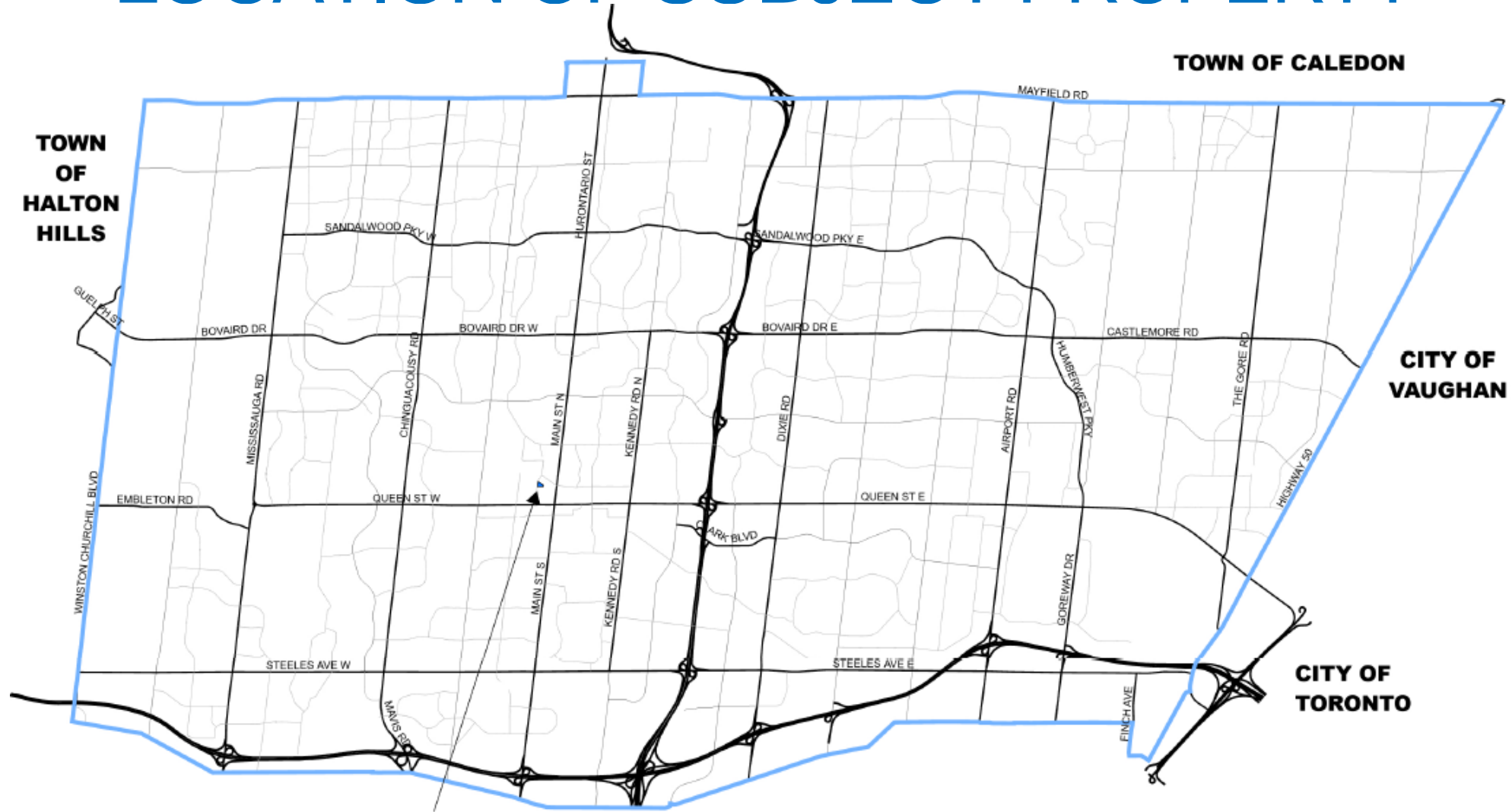
Gagnon Walker Domes - 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc.

WARD : 1

REGIONAL COUNCILLOR: ROWENA SANTOS

REGIONAL COUNCILLOR: PAUL VICENTE

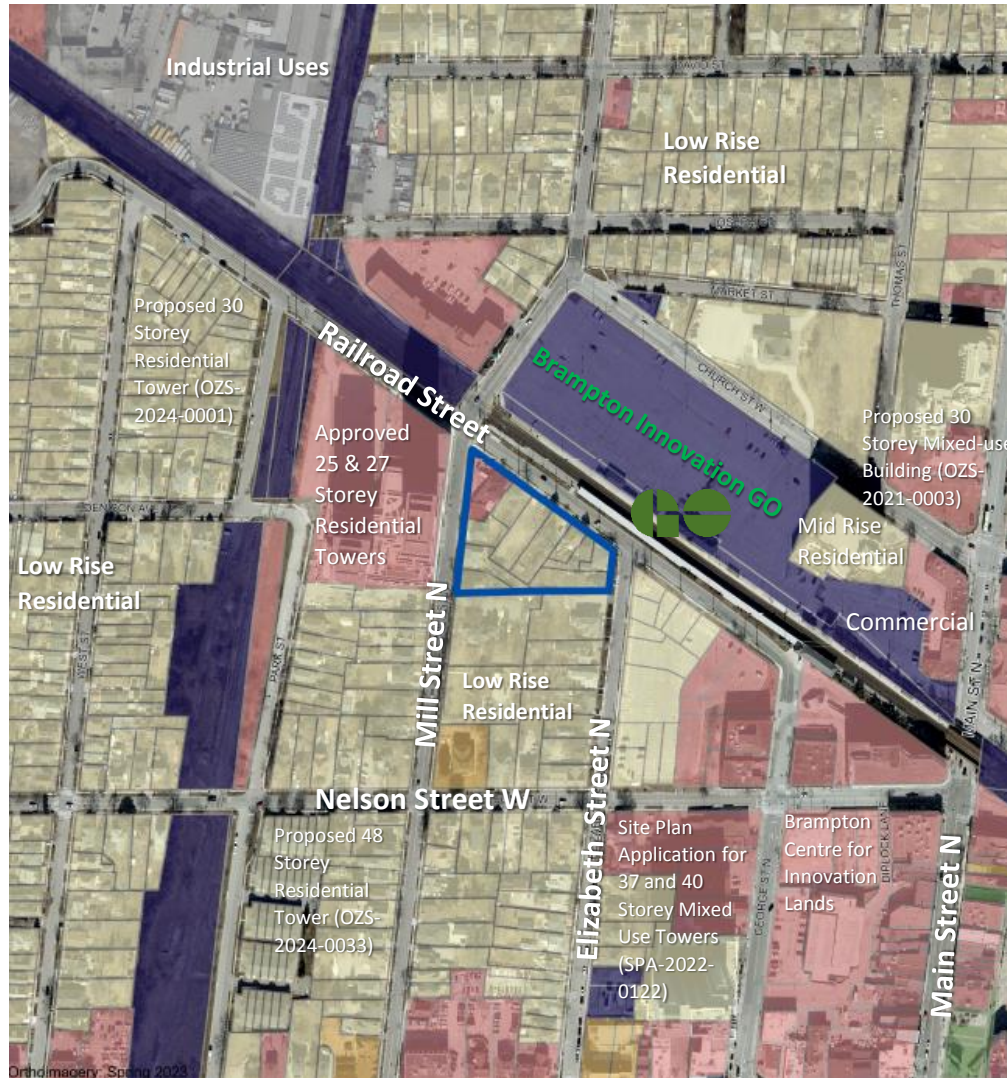
LOCATION OF SUBJECT PROPERTY



OZS-2024-0032

CITY OF MISSISSAUGA

AREA CONTEXT



North: Residential, Transit Uses

Railroad Street, beyond which is the rail corridor, the Brampton Innovation District GO station, Mid-Rise Residential, Office, and Commercial uses.

South: Residential

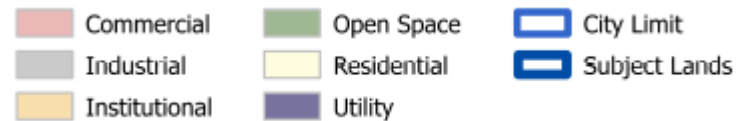
Low rise residential, beyond which is Nelson Street West, further beyond are land subject to a Development Application for a high-rise residential tower.

East: Residential, Transit Uses

Elizabeth Street North, beyond which is the Brampton Innovation GO parking lot, further beyond is the Brampton Transit Terminal

West: Residential

Mill Street North, further beyond is a high rise residential development, beyond which are lands subject to an active Development Application for a high-rise residential tower



AREA CONTEXT



Subject Lands

SITE VISIT



Street view looking directly to site from the intersection of Mill Street N and Railroad Street



Street view looking directly at site from the intersection of Elizabeth Street N and Railroad Street



Street view looking directly at site from the Brampton GO Station tracks

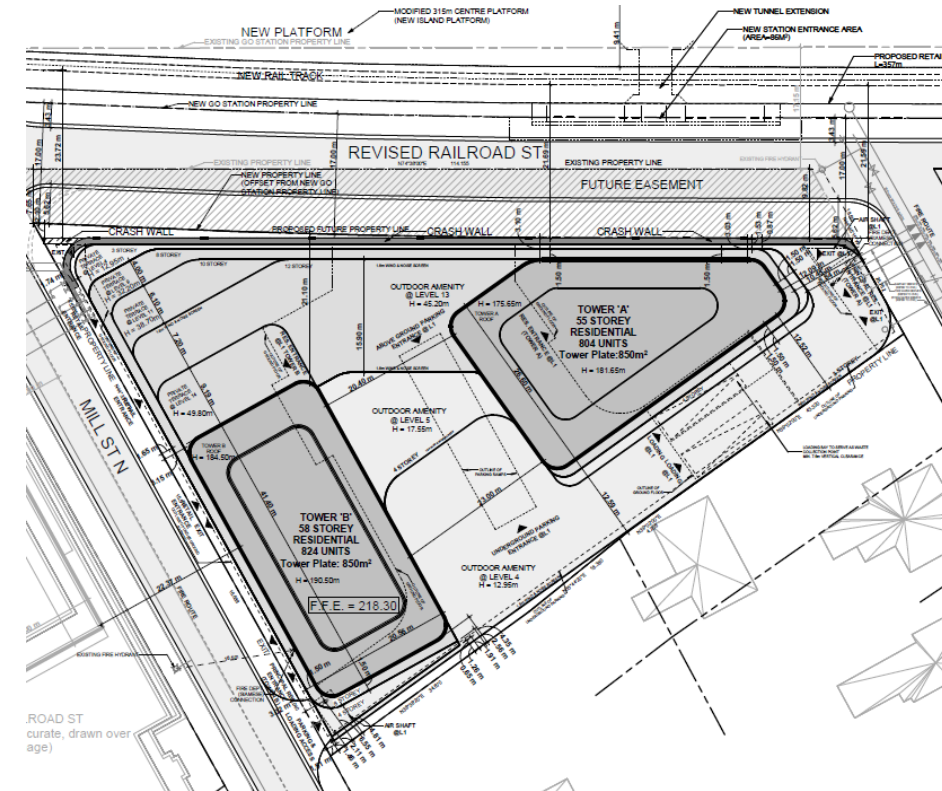
DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law

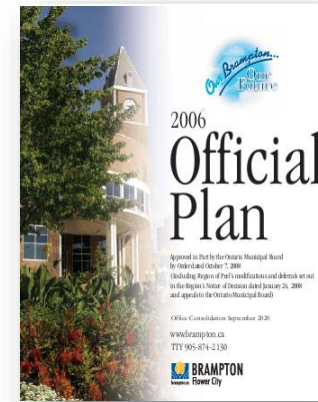
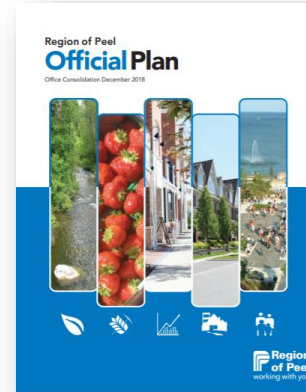
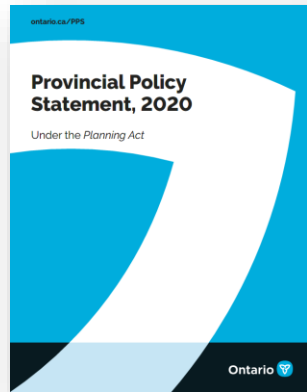
To permit the development of two towers (55 & 58 Storeys) on a 13-storey mixed-use podium.

Further details include:

- Residential Apartment Units – 1,628 units
 - Studio – 61 units (4%)
 - 1 Bedroom/1 Bedroom + Den – 1,196 units (73%)
 - 2 Bedroom/2 Bedroom + Den – 371 units (23%)
- Total Parking Provided - 454 Parking Spaces
 - 352 Resident Parking Spaces
 - 102 Visitor/Retail Parking Spaces
- Total Bicycle Parking Spaces Provided – 979 Bicycle Parking Spaces
- Total Proposed Indoor Amenity – 3,302 square metres
- Total Proposed Outdoor Amenity – 1,918 square metres
- Proposed Floor Space Index – 15.44 (gross), 18.70 (net)
- Retail GFA – 405 square metres



PLANNING FRAMEWORK SUMMARY



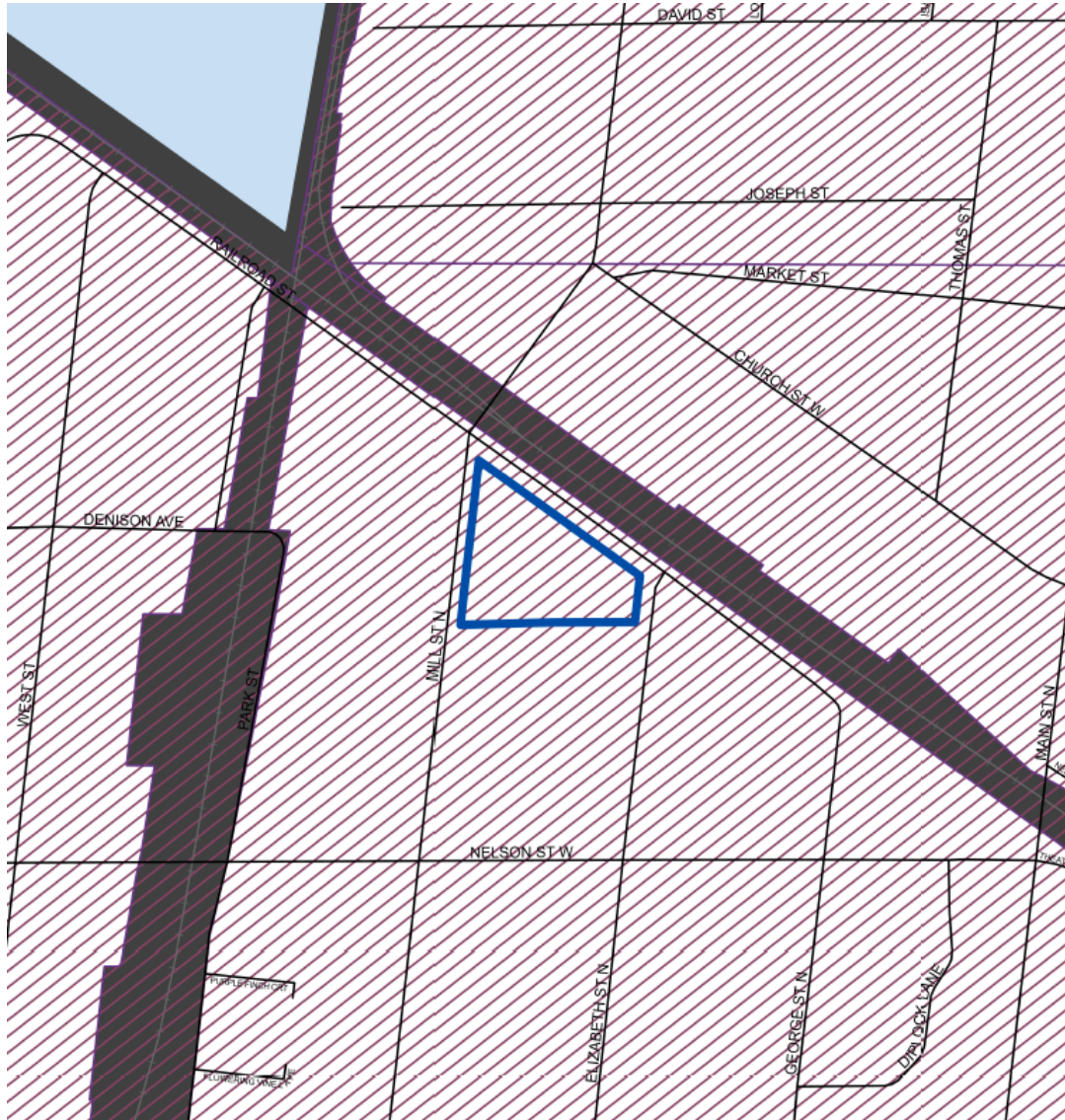
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Downtown Brampton Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



The Current Official Plan Designation is Central Area

The Central Area, including the Urban Growth Centre, as designated on Schedules “1” and “A”, serves as the major location for free-standing or mixed-use development including:

- (i) A full range of office, retail and service activities;
- (ii) A variety of residential uses;
- (iii) Major transit infrastructure.

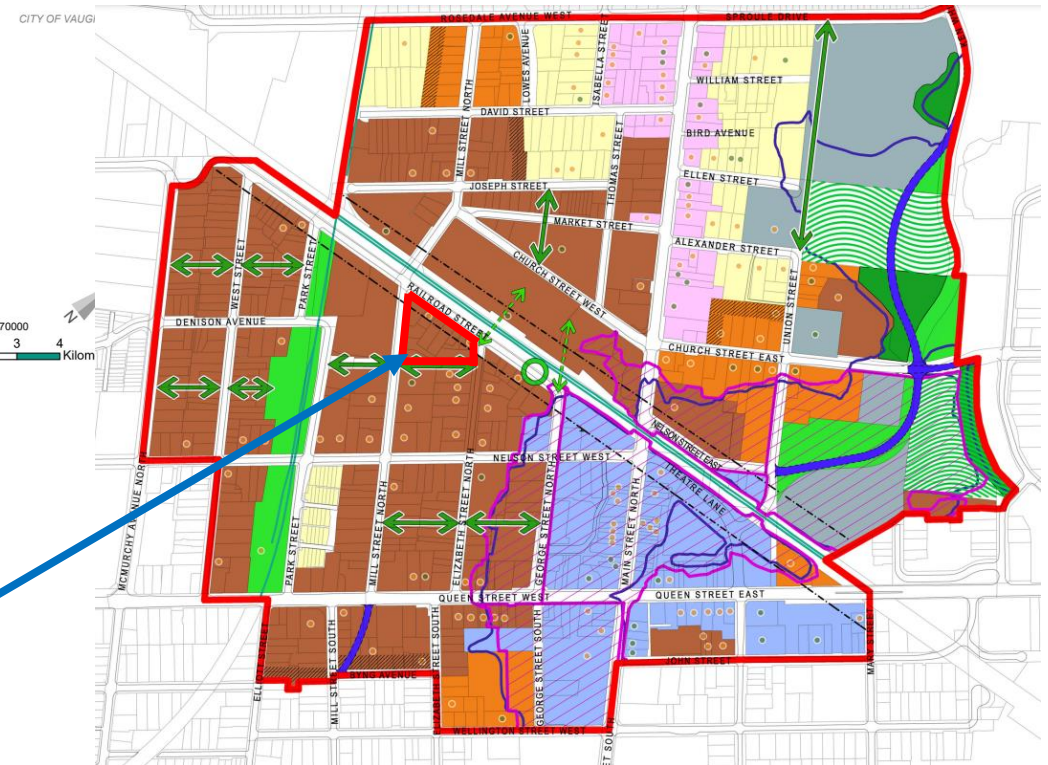
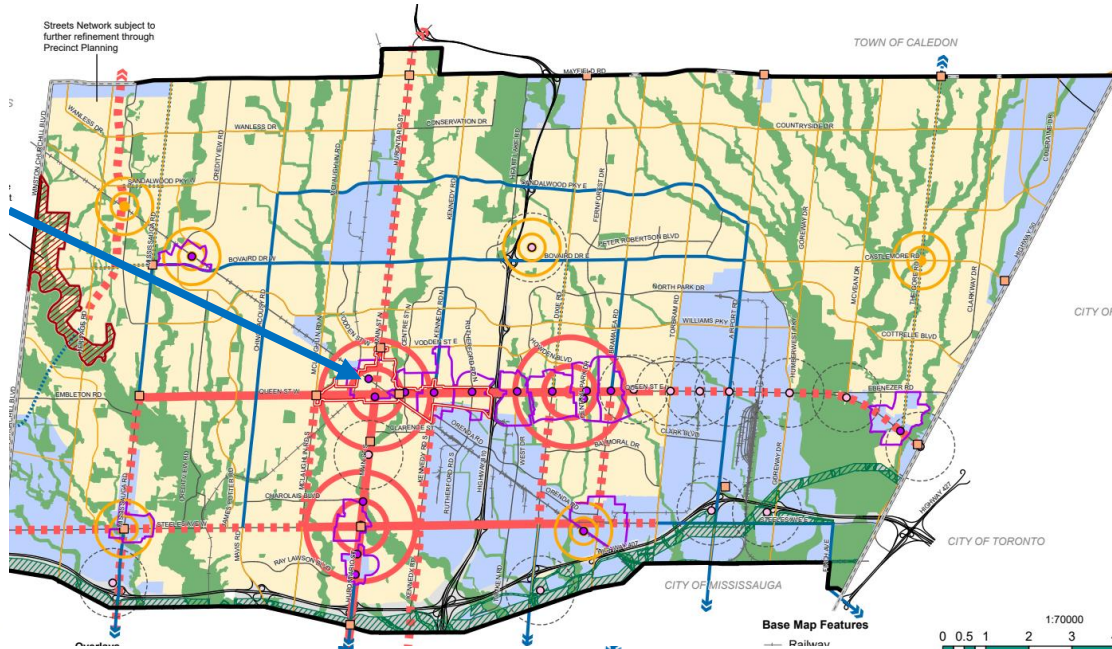
An amendment to the Official Plan is not required to facilitate the development.

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

| | |
|--------------|---------------|
| CENTRAL AREA | INDUSTRIAL |
| RAILWAYS | SUBJECT LANDS |
| UTILITY | |

CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as 'Community Areas', 'Urban Centers', and 'Primary Major Transit Station Areas' on Schedule 1A – City Structure
- The site is also designated as 'Mature Neighbourhoods' on Schedule 12 – Site and Area Specific Policies



- The subject site is designated as 'Mixed Use (High-Rise Mixed Use)' on Schedule 13b – Brampton Major Transit Station Areas KIT-3 Brampton GO Land Use Plan

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

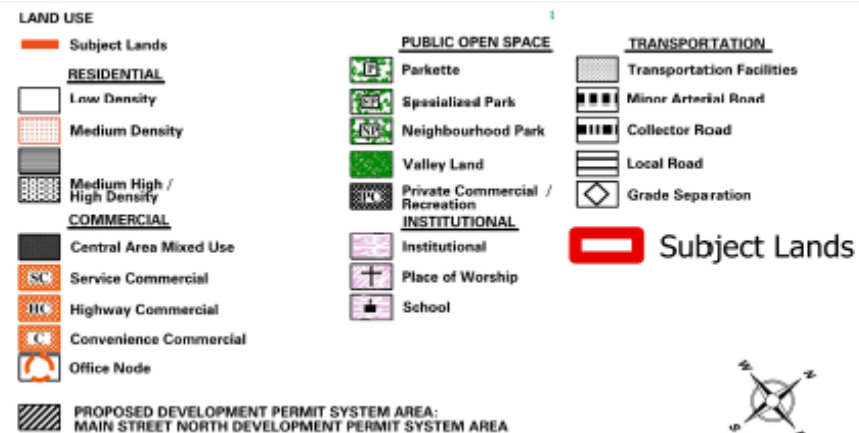
Downtown Brampton Secondary Plan (Area 7)

The current designation in the Secondary Plan is Central Area Mixed Use.

Under Section 5.1.2.1 lands designated Central Area Mixed-Use on Schedule SP36(A) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses which are managed as a unit.

Under Section 5.1.1.5 an increase beyond the maximum coverages specified by Policy 5.1.2.2 and Table 1 of this Plan, and/or increase the permitted percentage of residential shall require a site specific rezoning application containing supporting rationale and documentation.

An amendment to the Secondary Plan is not required to facilitate the development.



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

The subject property is zoned Residential Extended One (R2B (1)) and Downtown Commercial – Special Section 3181 (DC – 3181)

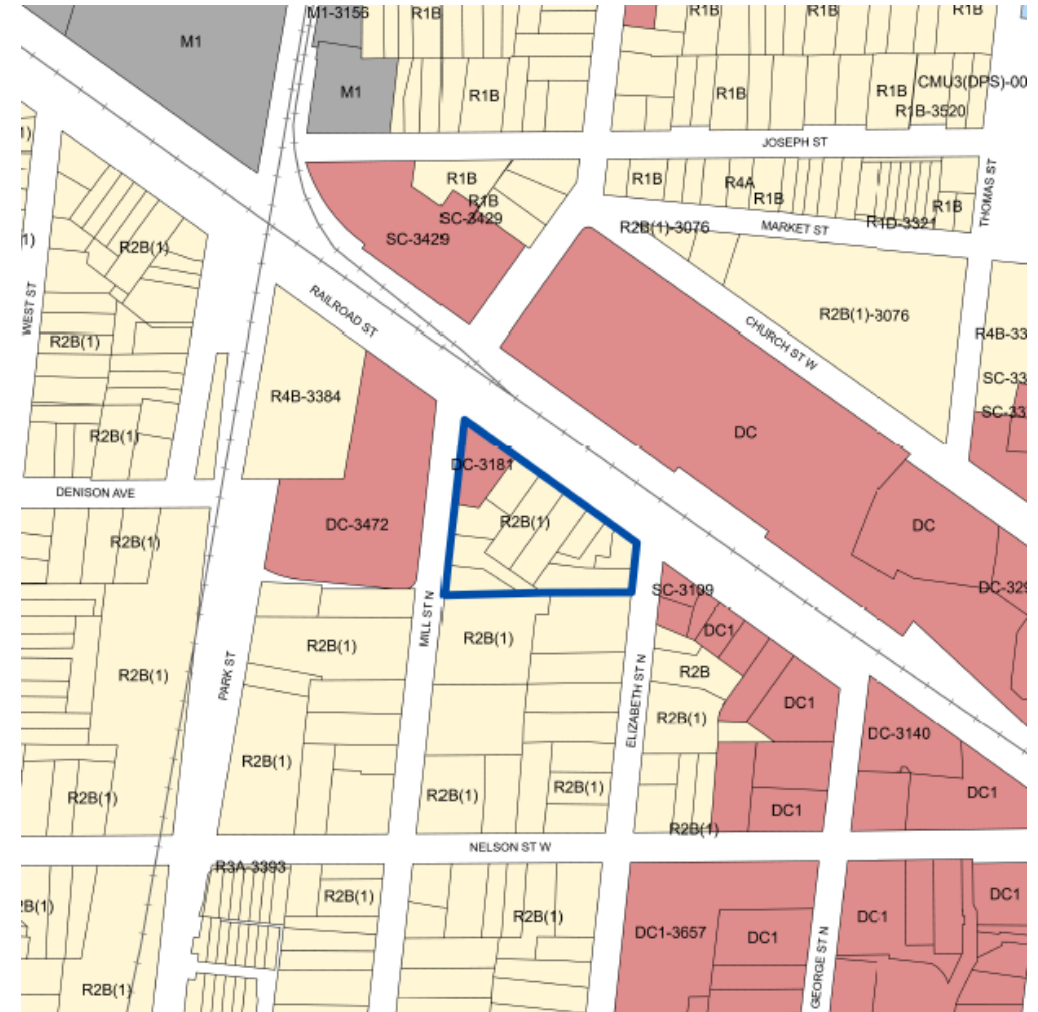
Permitted Uses in the Residential Extended One (R2B (1)) Zone include:

- a) a single detached dwelling;
- b) a duplex dwelling;
- c) a double duplex building;
- d) a multiple residential dwelling containing no more than 4 dwelling units

Permitted uses in the Downtown Commercial – Special Section 3181 (DC – 3181) Zone include but are not limited to:

- a) a retail establishment having no outside storage;
- b) a grocery store;
- c) an office;

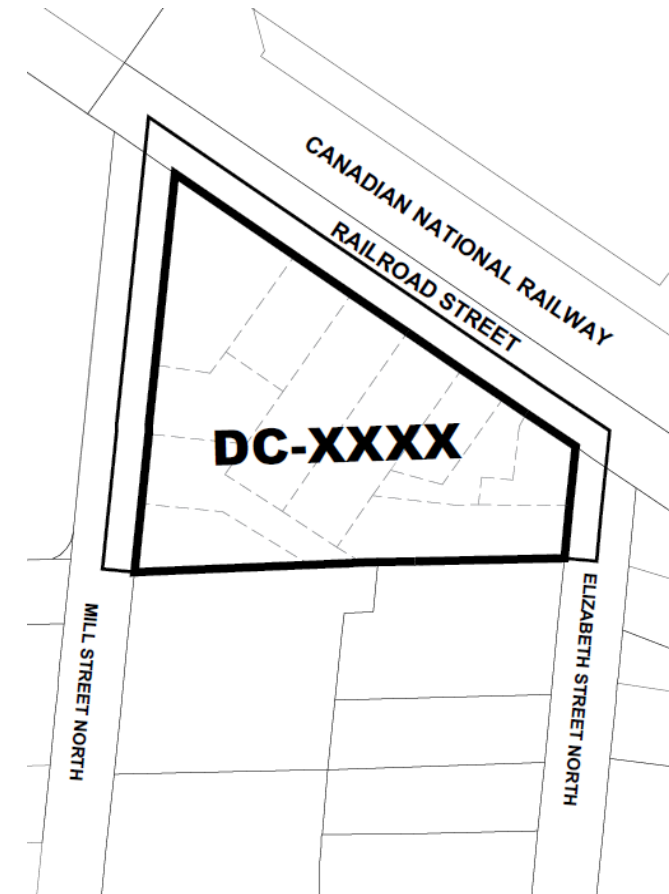
A Zoning By-Law Amendment will be required to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from Residential Extended One (R2B (1)) and Downtown Commercial – Special Section 3181 (DC – 3181) to Downtown Commercial with a Special Section (DC-XXXX).

| Proposed Zones | Highlight of proposed Zone |
|--|---|
| Downtown Commercial – Special Section XXXX (DC-XXXX) | <p>Permitted Uses:</p> <ul style="list-style-type: none"> a) An apartment dwelling b) Only in conjunction with an apartment dwelling building or mixed-use development, the uses permitted in the DC Zone <p>Maximum Floor Space Index (FSI)</p> <ul style="list-style-type: none"> a) 20.0 (Exclusive of a below grade parking garage) <p>Maximum Tower Floor Plate:</p> <ul style="list-style-type: none"> a) 850 sq.m <p>Minimum Gross Floor Area for all Commercial Uses:</p> <ul style="list-style-type: none"> a) 420 sq.m <p>Minimum Tower Separation Distance:</p> <ul style="list-style-type: none"> a) 20 metres <p>Resident parking spaces:</p> <ul style="list-style-type: none"> a) shall be provided at a rate of 0.20 spaces per unit <p>Maximum Building Height:</p> <ul style="list-style-type: none"> a) Maximum Height for a building located within 3.0 metres of Mill Street North shall be 58 storeys, and Maximum Height for a building located within 12.0 metres of Elizabeth Street North shall be 55 storeys |



(Proposed Zones: Downtown Commercial – Special Section XXXX (DC-XXXX))

KEY ISSUES / CONSIDERATIONS

Key Issues

- Coordination with Metrolinx for the Third Track Rail Expansion at Brampton Innovation District GO Station, and consideration for additional improvements planned through the Brampton Transit Hub Project.
- The future of Railroad Street and Mill Street, possible road re-alignments and the future of the at-grade crossing at Mill Street and the CN Rail Corridor.
- What are the considerations for the listed and designated heritage buildings on and adjacent to the site?
- The appropriateness of the proposed height and density, and the proposed building performance standards.
- How will the adjacent sites develop through the tertiary planning process?



NEXT STEPS

Notice of complete application – May 24, 2022

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2024-0032

4. On the [OZS-2024-0032 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA widget is also present. The bottom screenshot shows the file details page for OZS-2024-0032, displaying the file name, type (OPA ZBA Subdivision), and status (Submitted). It features a 'File Info' tab and a 'Documents' section with instructions for document uploads and resubmissions. A table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action is visible at the bottom.

CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!